

**UNOFFICIAL MINUTES
OF THE
SALINAS PLANNING COMMISSION
June 18, 2025**

The meeting was called to order at 4:01 p.m. in the City Council Chamber Rotunda.

PLEDGE OF ALLEGIANCE

ROLL CALL

WELCOME AND STAFF INTRODUCTIONS

STAFF INTRODUCTIONS

Community Development Director, Lisa Brinton, and Planning Manager, Courtney Grossman, welcomed Assistant Community Development Director, Christine Hopper, to the Community Development Department.

ROLL CALL

PRESENT: Chairperson McKelvey Daye and Commissioners Almanza-Larios, Gutierrez, Meeks, Purnell, Rocamora and Wruck

ABSENT: None

STAFF: City Attorney, Christopher Callihan; Community Development Director, Lisa Brinton; Planning Manager, Courtney Grossman; Senior Planner, Thomas Wiles; Associate Planner, Robert Latino and Administrative Aide, Maira Robles

COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

Chairperson McKelvey Daye opened for public comment at 4:03 p.m.

No public comments were received.

Chairperson McKelvey Daye closed for public comment at 4:04 p.m.

CONSENT

[ID#25-241](#) Approval of the Minutes: June 4, 2025

Upon motion by Commissioner Meeks, and a second by Commissioner Purnell, the minutes of June 4, 2025 were approved. The motion carried by the following vote:

AYES: Chairperson McKelvey Daye and Commissioners Almanza-Larios, Gutierrez, Meeks, Purnell, Rocamora and Wruck

NOES: None

ABSTAIN: None

ABSENT: None

PUBLIC HEARINGS

ID#25-213 Time Extension 2025-003; A request to recommend City Council approval of a one (1) year time extension to Tentative Map 2019-002; which consists of a subdivision of a 7.74-acre lot into 37 lots with alternative street sections and street frontage design for interior roadways located at 11 Hill Circle in the Residential - Low Density - Airport Overlay - Flood Overlay (R-L-5.5 - AR - F) Zoning District

Received presentation from Senior Planner, Thomas Wiles, regarding the request from John Filighera & Associates, Inc., Applicant, for a one (1) year time extension to Tentative Map 2021-002 to extend the expiration date from April 13, 2025, to April 13, 2026. Tentative Map 2021-002 was approved by the City Council on April 13, 2021, which includes the subdivision of a 7.74-acre lot into 37 lots with alternative street sections and street frontage design for interior roadways. As part of the tentative map approval, the City Council considered and adopted a Mitigated Negative Declaration along with a Mitigation Monitoring Program. Pursuant to Municipal Code Section 31-401.11, extensions to approved tentative maps require a recommendation from the Planning Commission and final determination by the City Council.

The Planning Commission discussed the following with regard to the project:

1. Timeframe of extension;
2. Number of proposed dwelling units;
3. Status of application with regard to compliance with the California Department of Fish and Wildlife regulations;
4. Definition of areas identified as “Common Area” in staff’s presentation of the project;
5. Project development timeline;
6. Percentage of units that will be dedicated as affordable housing; and
7. Staff’s assessment of the applicant’s time extension request of one year.

Chairperson McKelvey Daye opened for public comment at 4:13 p.m.

No public comments were received.

Chairperson McKelvey Daye closed for public comment 4:14 p.m.

Commissioner Wruck motioned to approve a resolution recommending that the City Council approve a third one (1) year time extension of Tentative Map 2019-002 to April 13, 2026. A Mitigated Negative Declaration was considered and adopted as a part of the original approval. Commissioner Rocamora seconded the motion. The motion carried by the following vote:

AYES: Chairperson McKelvey Daye and Commissioners Almanza-Larios, Gutierrez, Meeks, Purnell, Rocamora and Wruck

NOES: None

ABSTAIN: None

ABSENT: None

ID#25-222 Conditional Use Permit 2022-053; A request to construct a 1,642 square foot Minor Vehicle Repair building with Alternative Means of Compliance for Landscaping located at 219 West Market Street in the MAF (Mixed Arterial Frontage) Zoning District

Received presentation from Associate Planner, Robert Latino, regarding the request from David Elliott, Applicant and Architect, on behalf of Rafael Terrazas, Property Owner, who is requesting approval of a Conditional Use Permit (CUP) to construct a 1,642 square foot Minor Vehicle Repair building with Alternative Means of Compliance for Landscaping, and related site improvements on a 9,484 square foot vacant lot. On May 19, 2025, a Notice of Intent to Approve the CUP was mailed to all property owners located within 300-feet of the subject property and interested parties. Subsequently, on May 29, 2025, a protest was received from a nearby property owner. Therefore, the project was scheduled for Planning Commission consideration.

The Planning Commission discussed the following with regard to the project: